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SUFFOLK COUNTY CLERK

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Type of Instrument: LIS PENDENS

Recorded: 1/5/2026

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Index Number: 12 19825 Sequence Number: 340241

Plaintiff(s) :

CIT BANK, NA

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Defendant(s) :

GIUNTA, ANTHONY J., JR., A/K/A

Attorney(s) :

SARA BORISKIN

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00021641-584

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 01/05/2026 11:50 AM

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

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BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST ,

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Plaintiff,

Against

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MARYANN GIUNTA AS ADMINISTRATOR AND HEIR AND DISTRUBUTEE TO THE ESTATE OF ANTHONY JOSEPH GIUNTA, JR; ALYSSA GIUNTA AS HEIR AND DISTRUBUTEE TO THE ESTATE OF ANTHONY JOSEPH GIUNTA, JR; DIANA ANSELMO AS HEIR AND DISTRUBUTEE TO THE ESTATE OF ANTHONY JOSEPH GIUNTA, JR; ANTHONY J. GIUNTA III AS HEIR AND DISTRUBUTEE TO THE ESTATE OF ANTHONY JOSEPH GIUNTA, JR; JOSEPH F GUINTA A/K/A JOSEPH F GIUNTA, AS ADMINISTRATOR C.T.A. OF THE ESTATE OF CONNIE GIUNTA A/K/A CONCETTA GIUNTA A/K/A CONCETTA M. GIUNTA A/K/A CONCETTA MARIA GIUNTA; ANTOINETTE SALZMAN AS HEIR AND DISTRUBUTEE TO THE ESTATE OF CONCETTA GIUNTA; LINDA TUFANO AS HEIR AND DISTRUBUTEE TO THE ESTATE OF CONCETTA GIUNTA; ANTHONY GIUNTA AS HEIR AND DISTRUBUTEE TO THE ESTATE OF CONCETTA GIUNTA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MIDLAND FUNDING LLC DOING BUSINESS IN NEW YORK AS MIDLAND FUNDING OF DELWARE LLC; INTERNAL REVENUE SERVICE - UNITED STATES OF AMERICA; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE-TAX COMPLIANCE DIVISION-C.O.-ATC; PEOPLE OF THE STATE OF NEW YORK; COMISSIONER OF TAXATION & FINANCE; CLERK OF THE SUFFOLK COUNTY TRAFFIC AND NEW YORK CITY PARKING VIOLATIONS BUREAU VIOLATIONS BUREAU; CLERK OF THE SUFFOLK COUNTY DISTRICT COURT; BRYAN L SALAMONE PC; SV PEDIATRICS PC,

Defendants.

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INDEX NO. 019825/2012

NOTICE OF PENDENCY OF ACTION

Subject Property:
92 SHINNECOCK AVENUE
MASTIC, NY 11950

Servicer:
PHH Mortgage Corporation

Servicer Telephone:
(800) 330-0423

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in this Court upon a Complaint of the above-named plaintiff against the above named defendants for the foreclosure of a certain mortgage bearing date November 08, 2007 executed by Connie Giunta to

16-195327 - MaR Drafter:

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Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank F.S.B to secure the payment of $312,000.00 which mortgage was filed in the Office of the Clerk of the County of SUFFOLK on December 04, 2007 in Liber 21641, mortgage page 584.

That the premises affected by the said action were at the commencement thereof and at the time of the filing of this Notice situate wholly in the County of SUFFOLK and are bounded and described as follows:

See Schedule "A"

92 Shinnecock Avenue
Mastic, NY 11950

Section: 882.00

Block: 04.00

Lot: 001.000

District: 0200

THE CLERK OF THE COUNTY OF SUFFOLK IS DIRECTED TO INDEX THE WITHIN NOTICE TO THE NAMES OF THE DEFENDANTS

Dated: January 5, 2026

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorney for Plaintiff

BY:
Christopher Lestak, Esq.
900 Merchants Concourse, Suite 310
Westbury, NY 11590
516-280-7675

16-195327 - MaR Drafter:

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SCHEDULE A – LEGAL DESCRIPTION

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ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Brookhaven, at Mastic, County of Suffolk and State of New York, known as Lots No. 9857 to 9861 inclusive, on a certain map entitled, "Map of Mastic Park, Section 9" and filed in the Suffolk County Clerk's Office on April 18, 1922 as Map No. 612, being bounded and described as follows:

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BEGINNING at a point on the southerly side of Shinnecock Avenue distant westerly 80.00 feet from the corner formed by the intersection of the southerly side of Shinnecock Avenue with the westerly side of Cumberland Street;

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RUNNING THENCE South 1 degree 49 minutes 50 seconds West 100.00 feet;

THENCE North 88 degrees 10 minutes 10 seconds West 20.00 feet;

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THENCE South 1 degree 49 minutes 50 seconds West 81.39 feet;

THENCE North 83 degrees 35 minutes 40 seconds West 80.25 feet;

THENCE North 10 degrees 49 minutes 50 seconds East 175.01 feet to the southerly side of Shinnecock Avenue;

THENCE along the southerly side of Shinnecock Avenue, South 88 degrees 10 minutes 10 seconds East 100.00 feet to the point or place of BEGINNING.

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Plaintiff,

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MARY ANN GIUNTA AS ADMINISTRATOR AND HEIR AND DISTRUBUTEE TO THE ESTATE OF ANTHONY JOSEPH GIUNTA, JR; ET AL.,

Not For Legal Use

Defendants.

NOTICE OF PENDENCY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
900 Merchants Concourse, Suite 310
Westbury, NY 11590
Telephone: 516-280-7675

Compliance with Rule 130-1.1a

BY:
Christopher Lestak, Esq.

16-195327 - MaR Drafter:Mahendra Rampersaud

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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P T S
R CLA A
1/5/2026

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Stall #: 57-4222

Tax Map #'s: 0200-882.00-04.00-001.000